



MICHAEL HODGSON

estate agents & chartered surveyors

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ABOYNE SQUARE, SUNDERLAND £150,000

This 3 bedroom semi detached house is situated on the much sought after Aboyne Square in Farringdon and must be viewed to be fully appreciated. Farringdon offers an excellent transport links to the A19, Sunderland City Centre and beyond in addition to local shops, schools and amenities. The property itself briefly comprises of Kitchen/ Dining Room, Living Room, Rear Vestibule to the First Floor 3 Bedrooms, Bathroom & Separate wc. Externally there is a front fore court, rear garden having a decking area, artificial lawn, gravelled area with double gates for off street parking. Viewing of this lovely home is highly recommended.

Semi Detached House
Kitchen/ Dining Room
Rear Garden
Must Be Viewed

3 Bedrooms
Living Room
Popular Location
EPC Rating D

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ABOYNE SQUARE, SUNDERLAND

£150,000

Kitchen/ Dining Room

17'2" max x 13'10" max

Tiled floor, stairs to the first floor, front facing double glazed window, 2 radiators, recessed spot lighting.

The kitchen has a range of floor and wall units, stainless steel sink and drainer, integrated oven, electric hob with extractor over, integrated fridge freezer, integrated washing machine, cupboard under the stairs, integrated dish washer, double glazed window, recessed spot lighting.

Living Room

10'2" x 17'3"

The Living Room has 2 double glazed windows, radiator.

Rear Vestibule

Door to the rear.

First Floor

Landing

Bedroom 1

11'5" max x 15'5" max

2 Double glazed windows, 2 radiators

Bedroom 2

9'0" x 11'6"

Front facing, double glazed window, radiator, storage cupboard.

Bedroom 3

8'0" max x 8'0"

Rear facing, double glazed window, radiator, storage cupboard with wall mounted gas central heated boiler.

WC

Low level WC, double glazed window.

Bathroom

Suite comprising of bath with shower over, double glazed window, wash hand basin on a vanity unit, towel radiator.

Externally

Externally there is a front fore court, rear garden having a decking area, artificial lawn, gravelled area with double gates for off street parking.

COUNCIL TAX

The Council Tax Band is Band B

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

M I C H A E L H O D G S O N

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